

Town of LeRay Planning Board
Work Session
April 1, 2010

1. Call to Order

The March 4, 2010 Work Session portion of the LeRay Planning Board was called to order by Jessica Jenack at 6:07 p.m. in the LeRay Conference Room, Evans Mills, NY.

2. Roll Call

Board members present were: Vice Chairman – Sam Biondolillo, Andy Barella, Alan Cameron, Clarke Oatman, Town Engineer - Kris Dimmick., Community Development Coordinator - Jessica Jenack and Zoning Enforcement Officer - Dean Russell. Others present were: Mike Alteri. Board Member - Larry Covell and Chairman – Jerry Hobbs were absent.

3. Unfinished Business

Eugene French. French's Auto. Review Proposed Modification to an Existing Site Plan - to build an additional 60' by 30' bay to add to the existing auto repair shop, located on NYS Route 37, Tax Parcel # 45.00-3-1.

The Board members reviewed the project. A construction schedule was submitted.

4. Unfinished Business

Ronald Pope. Drum Self–Storage. Review Proposed Modifications to an Existing Site Plan – to add two 80' by 120' to the existing facility, located on US Route 11, Tax Parcel# 55.00-1-28.13.

The Board members were informed that Mr. Pope had scaled back his project. As a result, the project was not sent to County Planning. The construction schedule was provided. The lighting detail is included with the Architectural Drawings.

5. Unfinished Business

Fidelity American Holdings Corp. Preliminary Review of a Minor Subdivision Plat - to subdivide 203.10 acres into 3 lots, Lot 1= 5.35 acres, Lot 2 = 21.46 acres, Lot 3= 176.29 acres, with Lot 1 being used for the purpose of constructing a Town Road, located on Gould Corners Road, Tax Parcel # 65.00-1-84.21.

Kris Dimmick will be representing the Town of LeRay in this matter.

6. New Business:

Terry Tontarski. Preliminary Review of a Lot Line Adjustment - to take 1.625 acres from Parcel A, owned by Terry Tontarski, and add it to Parcel B, owned by Kevin Lundy, located on Duffy Road, Tax Parcel #83.8-2-13.44.

Mrs. Jenack and Mr. Hobbs met with Mr. Tontarski to review the Lot Line Adjustment. The Zoning District was not labeled on the map.

7. **New Business:**

342 Hotel Associates, LLC. Expansion of the Microtel. Preliminary Review of a Site Plan Modification - to add 12.3 feet to the north side 1st and 2nd floor rooms to accommodate larger rooms and include two beds per room and shift the parking lot relative to the building expansion, located on Virginia Smith Drive, Tax Parcel # 75.05-1-58.

The Board members were informed of a storm water drainage easement on the property that was not filed with the County. Microtel would like to purchase the parcel from Conifer, but there is a state lien on the parcel. This would be leased to Microtel. The Board would like information from Mr. Langone when he returns from vacation.

There is no curbing proposed for the new parking lot. The Board would like the lighting returned to the rear of the building after the renovation. The lighting would need to be labeled and shown on the plan.

8. **Reading and Approval of Minutes**

The minutes from the March 4, 2010 meeting were approved. A motion to approve the minutes was made by Mr. Cameron and seconded by Mr. Barella. The votes were cast as follows: Mr. Cameron-yes, Mr. Oatman-yes, Mr. Biondolillo-yes, Mr. Barella-yes. Mr. Champagne abstained from voting due to his absence.

9. **New Business:**

A revised construction schedule was submitted by Mr. Javarone.

10. **Adjournment**

The meeting was adjourned at 6:55 pm